

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 4, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Roy Bell of the First Baptist Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students participating in the 'Bridge' program at Sir Charles Tupper School, under the direction of their teacher, Mr. Bowers.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy

SECONDED by Ald. Gibson

THAT the Minutes of the following meetings be adopted:

Regular Council (except the 'In Camera' portion)
dated September 27, 1977

Special Council (Public Hearing) dated September 27, 1977.

MOVED by Ald. Rankin

SECONDED by Ald. Marzari

THAT the Regular Council recess to reconvene following the Special Council (Court of Revision)

- CARRIED UNANIMOUSLY

The Regular Council reconvened at 2:05 p.m.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

SECONDED by Ald. Marzari

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS1. Community Services Grant
Applications - AppealsCatholic Community Services Association

Council, on September 13, deferred consideration of a grant request from the Catholic Community Services Association pending the hearing of its delegation. The grant request is for operating costs with respect to a 'drop-in' centre in the Downtown east-side. The Social Planning Department had recommended no grant because of funds provided for other 'drop-in' centres in the area. Council had also deferred consideration of the matter pending an appeal to the Vancouver Resources Board or the Provincial Government for operating costs; however, the organization's appeal was rejected.

The current application is for funding in the amount of \$12,000. A representative of the organization, Ms. Margaret Stecker, addressed the Council and submitted a brief supporting the request.

MOVED by Ald. Gerard

THAT a grant of \$3,460 be approved to the Catholic Community Services Association in connection with its "Door-is-Open" project.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Brown and Puil opposed)

Vancouver Life Skills

Council received a delegation from Ms. Sharon Burrows, representing Vancouver Life Skills, speaking in support of a grant request of \$14,300. A brief was filed giving details of the organization's operations. The Community Services Committee, on August 25, 1977, recommended a grant of \$7,125.

MOVED by Ald. Rankin

THAT a grant of \$7,125. be approved to the Vancouver Life Skills.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Ald. Brown, Kennedy, Puil and
the Mayor opposed)

Canadian Wheelchair Sports Association

A delegation was received from the Canadian Wheelchair Sports Association, represented by Mr. Dennis Cherenko, who filed a brief and spoke in support of a grant for the purpose of sending twenty-five disabled Vancouver athletes to the Canada Games for the Physically Disabled in Edmonton. A Council motion on September 13, 1977, to approve the grant did not receive the required majority.

MOVED by Ald. Kennedy

THAT a grant of \$3,795 to the Canadian Wheelchair Sports Association, B.C. Division, be approved, for the purpose outlined in its request.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Brown opposed)

DELEGATIONS (Cont'd)

2. Rezoning Application:
71st Avenue and S.W. Marine Drive

Council received a delegation from Mr. Ian Beveridge, and Mr. Freschi, speaking on behalf of the applicants who wish to rezone the property at 71st Avenue and S.W. Marine Drive.

The delegation spoke with regard to the needs of Senior Citizens' housing in the area and described the proposed project by means of a map and drawings.

Council then considered a Manager's report dated September 13, 1977, on the subject, in which the Director of Planning recommended that the rezoning application be not approved. Mr. Beveridge requested, however, that the matter be referred to a Public Hearing.

MOVED by Ald. Harcourt

THAT the foregoing rezoning application, as described in the City Manager's report, dated September 13, 1977, be referred to a Public Hearing.

- LOST

(Ald. Bellamy, Brown, Ford, Gibson,
Kennedy, Marzari and Puil opposed)

Proposed Comprehensive Plan
For the Marpole Area

Following discussion on the need for a comprehensive development plan for the Marpole area, it was

MOVED by Ald. Kennedy

THAT the Director of Planning report to the next meeting of Council, on a comprehensive plan for the Marpole community, the report to include the area involved and cost factors.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Stanley Park Seawall

On September 27, 1977, Council agreed to defer a motion by Alderman Puil concerning the Stanley Park Seawall, to this meeting of Council. Council noted a letter received from Mr. E. W. Burton, dated October 3, 1977, requesting to address Council this day on the subject.

MOVED by Ald. Kennedy

THAT this whole matter be deferred pending an evening meeting of Council to hear delegations.

- LOST

(Ald. Brown, Ford, Gerard, Gibson, Harcourt
Marzari, Rankin and the Mayor opposed)

The Director of Legal Services advised Council on the current status of the agreement, indicating that a Formal Agreement had been drawn-up and signed by the Devonian Group, but still required his signature on behalf of the City. A first payment of \$75,000 had been received from the Group.

Cont'd.....

Regular Council, October 4, 1977. 4.

UNFINISHED BUSINESS (Cont'd)

Stanley Park Seawall (Cont'd)

Mr. Larry Foster representing the Park Board advised Council that personnel had been hired and were actually working on the project in the Third Beach area.

MOVED by Ald. Puil

THAT Mr. Burton be heard as a delegation this day.

- CARRIED UNANIMOUSLY

Mr. Burton addressed Council stating that the project should not proceed, and offered some suggestions with respect to the Seawall, particularly restricted hours for cyclists.

After further consideration, it was

MOVED by Ald. Puil

THAT WHEREAS an agreement has been entered into between the City of Vancouver and the Devonian Group as to the widening of the Stanley Park seawall;

AND WHEREAS the said agreement has not as yet been executed;

AND WHEREAS the proposed widening of the seawall will produce major changes in the visual impact of this pleasant pedestrian walkway;

AND WHEREAS large numbers of concerned Vancouverites and organizations have actively protested the proposed changes to the seawall;

THEREFORE BE IT RESOLVED THAT the Devonian Group be asked to agree to withdraw from the said agreement;

AND FURTHER THAT the Board of Parks and Recreation immediately stop all work on the widening of the seawall.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Kennedy

THAT the Park Board be requested to review the project one year from commencement and submit such a review to Council.

- CARRIED

(Ald. Bellamy, Brown, Ford and Gibson opposed)

The Council recessed at 4.00 p.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.40 p.m. with the same Members present.

COMMUNICATIONS OR PETITIONS

1. Lease of City-owned
Lands: Block 130

The Council noted a letter dated September 29, 1977, from the West Point Grey Civic Association, requesting to appear before Council when the matter of the Lease of City-owned Land in Block 130, comes before Council.

MOVED by Ald. Rankin

THAT the request of the West Point Grey Civic Association to appear as a delegation be granted, together with any other requests which may be received on the lease of City-owned Lands in Block 130.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

- A. MANAGER'S GENERAL REPORT
SEPTEMBER 30, 1977

Works & Utility Matters
(September 30, 1977)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Closure of Portion of 57th Avenue East of Prince Edward Street
- Cl. 2: Closure of 10th Avenue between Keith Drive and Lane West of Clark Drive
- Cl. 3: Tender Awards
- Cl. 4: Amendment to Refuse By-law No. 4531
- Cl. 5: C.M.H.C. Grant for Waterworks Construction - Langara Development
- Cl. 6: Tender - Trucks
- Cl. 7: Tender - Supply and Delivery of Mineral Aggregates

Clauses 1 - 7 inclusive

MOVED by Ald. Brown

THAT the recommendations of the City Manager, as contained in Clauses 1, 2, 4, 5, 6, and 7 be approved, and clause 3 be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 30, 1977)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: 1977 New Heritage Designation Legislation (Bill #77)
- Cl. 2: D.P.A. - 1275 West 6th Avenue (Sigurdson Building) Zone FCCDD (False Creek Comprehensive Development District)

Cont'd....

CITY MANAGER'S REPORTS (Cont'd)Building & Planning Matters
(September 30, 1977) (Cont'd)1977 New Heritage Designation
Legislation (Bill #77) (Clause 1)

In the Manager's report dated September 30, 1977, the Director of Legal Services reported on the implications of the 1977 New Heritage Designation Legislation (Bill #77). The Director of Legal Services recommended, and the City Manager concurred in the following:

"In summary, I would RECOMMEND the following in respect of the notice requirements:

- (a) When the notice is delivered, it should be accompanied by any and all reports that were in front of Council when the matter was being considered as well as being accompanied by a copy of the draft by-law.
- (b) The notice should set the time, date and place when and where the proposed by-law will be considered.
- (c) The notice should be delivered to any person having any legal or equitable interest in the property in question, i.e. registered owners, mortgage holders, lien holders, etc. etc.
- (d) The notice should require the owner to file a summary statement of his objections (if he is objecting) not less than 7 days before the date of the hearing.
- (e) If the owner is not objecting but is concerned only with amending the by-law in some way, a statement outlining his position in that regard should be filed not less than 7 days before the hearing.
- (f) If the owner's concern is only with compensation, he should be required to file the amount of his claim, details regarding the basis of his claim and any and all reports (e.g. appraisal reports, etc.) that he intends to use at the hearing at least 7 days before the hearing."

MOVED by Ald. Brown

THAT the above recommendations of the City Manager, be approved.

- CARRIED UNANIMOUSLY

Heritage Legislation - King
George High School (Clause 1(i))

In a Manager's report dated October 3, 1977, the Director of Legal Services reported on Heritage Legislation - King George High School. The report contained a number of recommendations on this matter.

MOVED by Ald. Brown

THAT the recommendations of the City Manager be amended and then approved as follows:

1. That the Director of Legal Services prepare and bring forward a by-law to designate King George High School, and the surrounding land, a heritage site.
2. That the said By-law be forwarded to all persons having any legal or equitable interest in the site.
3. That the draft by-law be accompanied by a notice setting November 29, 1977, as the hearing date.

Cont'd....

Regular Council, October 4, 1977. 7

CITY MANAGER'S REPORTS (Cont'd)

Heritage Legislation - King
George High School (Cont'd)

4. That the Director of Planning and the Director of Finance report to Council at its meeting on October 18, on the economic viability of designation and what, if any, effect the designation will have in decreasing the economic value of the building, and the surrounding land, and such reports accompany the draft by-law when the same is sent out.
5. That at the same time the aforementioned material is sent to the parties interested, a copy of report A-4-1 be included.

- CARRIED

(Ald. Kennedy opposed)

D.P.A. - 1275 West 6th Avenue (Sigurdson Building)
Zone FCCDD (False Creek Comprehensive Development
District. (Clause 2)

During consideration of this matter the Director of Planning apprised Council of the reasons why this item was before Council for consideration.

Mr. W. Rhone, Chairman of the Urban Design Panel, explained the position of the Panel for Council's information.

Mr. J. Tettamanti, architect for the project, also addressed Council in this matter.

MOVED by Ald. Brown

THAT Council advise the Development Permit Board that it is not in favour of the Board approving Development Permit Application No. 77234 - 1275 West 6th Avenue (Sigurdson Building) and suggests that the Board request the applicant to review the proposed development, taking into consideration the comments of the Urban Design Panel and the Development Permit Board Advisory Panel.

- CARRIED

(Ald. Ford, Gerard, Harcourt, Kennedy
and the Mayor opposed)

Finance Matters
(September 30, 1977)

Electrical Inspector for Fire Alarm
and Emergency Lighting Inspection
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Regular Council, October 4, 1977. 8

CITY MANAGER'S REPORTS (Cont'd)

Personnel Matters
(September 30, 1977)

Executive Development Program:
Health Department: Attendance.
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in clause 1 of this report, be approved.

- CARRIED

(Ald. Gerard, Kennedy, Puil and
the Mayor opposed)

Property Matters
(September 30, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Burrard Street Widening - 1917-1945 Burrard
- Cl. 2: Sale of Property - N/S 5th Avenue, East of Skeena Street
- Cl. 3: Consent of Assignment of Lease - Ground Floor Premises, 603 Smithe Street

Burrard Street Widening -
1917-1945 Burrard Street.
(Clause 1)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in clause 1, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

B. Ground Lease Terms:
Second & Wallace Housing Sites

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this report, be approved.

- (carried)

(Ald. Bellamy opposed)

MOVED by Ald. Bellamy

THAT consideration of this report be deferred to permit the Jericho Home Owners' Association an opportunity to comment on this matter.

- LOST

(Ald. Brown, Ford, Gerard, Gibson,
Harcourt, Marzari, Puil, Rankin,
and the Mayor opposed)

The motion to defer having Lost, the motion by Ald. Rankin was put and CARRIED.

CITY MANAGER'S REPORTS (Cont'd)

C. Kitsilano Community Centre,
Renovations and Additions.

When considering this report the Council noted a letter dated September 28, 1977, on the same subject.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in his report, dated September 27, 1977, be approved after amending recommendation '(b)' by adding the words "the said contract to be to the satisfaction of the Director of Legal Services".

FURTHER THAT the letter, dated September 28, 1977, from the Board of Parks and Recreation, be received.

- CARRIED UNANIMOUSLY

D. Proposed Remand Centre - 222 Main,
Carnegie Library Building.

Moved by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this report, be approved, after adding the following as recommendation 'D':

"D. THAT the Director of Planning and Social Planning be directed to pay special attention to the design of the accommodation from a humane as well as the security aspect;
FURTHER THAT the Council request the Provincial Government for a report on the design before finalization."

- CARRIED UNANIMOUSLY

E. Equal Employment Opportunity
Officer.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in his report dated September 30, 1977, be approved.

- CARRIED

(Ald. Kennedy and Puil opposed)

F. Vancouver Rowing Club -
Proposed Sub-Lease of
Stanley Park Foreshore

During consideration of this matter, Mr. Symons of the Rowing Club addressed Council setting forth reasons why Council should approve the lease as set out in the City Manager's report dated September 27, 1977.

MOVED by Ald. Rankin

THAT Council approve a sub-lease between the City, on behalf of the Board of Parks and Recreation, and the Vancouver Rowing Club, subject to the conditions set out in the City Manager's report dated September 27, 1977:

FURTHER THAT the rent be One Dollar (\$1.00) for useable water area below -5', which is approximately 34,000 sq. ft., for five years, with a review of the rent at that time.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)G. Evening Shopping during December

During consideration of this item, Council noted letters from the Downtown Business Association and the Granville Mall Association, supporting the request of the T. Eaton Company Limited to permit shops to remain open until 9:00 p.m. from December 1st to December 24th, 1977, excluding Sundays.

MOVED by Ald. Marzari

THAT no action be taken on the report of the City Manager and the letters from the Downtown Business Association and the Granville Mall Association, be received.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Bellamy

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4462,
BEING THE SHOPS CLOSING BY-LAW

MOVED by Ald. Rankin,

SECONDED by Ald. Marzari,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,

SECONDED by Ald. Marzari,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONSA. Expropriation, Lots 21, 22, 23,
Block 247, D.L. 526, Plan 590

MOVED by Ald. Brown

SECONDED by Ald. Bellamy

THAT WHEREAS the City of Vancouver desires to acquire a portion of each of the following parcels or tracts of land more particularly described as:

- (a) Lot 21, Block 247, District Lot 526, Plan 590 in the City of Vancouver, Province of British Columbia, and
- (b) Lot 22, Block 247, District Lot 526, Plan 590 in the City of Vancouver, Province of British Columbia, and
- (c) Lot 23, Block 247, District Lot 526, Plan 590 in the City of Vancouver, Province of British Columbia, and

pursuant to its powers under Section 190 of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT so much of the real property aforesaid as is outlined in red on the plan annexed hereto be and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying
& Consolidating with Abutting Lands
(Lane South of 49th Avenue East of
Dunbar Street)

MOVED by Ald. Brown

SECONDED by Ald. Bellamy

THAT WHEREAS

- (1) The City of Vancouver is the owner of all the street and lanes lying within the limits of the City of Vancouver;
- (2) The South 10 feet of the North $\frac{1}{2}$ of Lot 4, Block 6, District Lot 314, Plan 2788 is established as lane;
- (3) The said 10 feet is no longer required for lane purposes;
- (4) The abutting owner has made application to acquire the said lane;

THEREFORE BE IT RESOLVED THAT the South 10 feet of the North $\frac{1}{2}$ of Lot 4, Block 6, District Lot 314, Plan 2788, be closed, stopped up and conveyed as follows:

The West $\frac{1}{2}$ of the said South 10 feet to the owner of the NW $\frac{1}{4}$ of Lot 4;

The East $\frac{1}{2}$ of the said South 10 feet to the owner of the NE $\frac{1}{4}$ of Lot 4; and

FURTHER BE IT RESOLVED THAT the closed portions of lane be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

C. Allocation of Land for Road Purposes
 (Portion of Lot 3 and East ½ of Lot 4,
Block 32, D.L. 185, Plan 8231)

MOVED by Ald. Brown

SECONDED by Ald. Bellamy

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

Those portions of Lot 3 and the East ½ of Lot 4, Block 32, District Lot 185 lying to the north of a line drawn parallel to and 7 feet perpendicularly distant southerly from the northerly limit of said Lot 3 and East ½ of Lot 4. The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated April 21, 1977, and marginally numbered LF 8231, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes
 (East 8' of Lots 1 and 2, Block 4,
S/W ¼ of Section 50, THSL, Plan 1705)

MOVED by Ald. Brown

SECONDED by Ald. Bellamy

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes, the following described lands:

East 8 feet of each of Lots 1 and 2, Block 4, South West ¼ of Section 50, Town of Hastings Suburban Lands, Plan 1705;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

Regular Council, October 4, 1977. 13

MOTIONS (Cont'd)

- E. Allocation of Land for Lane Purposes
(South 2' of Lot 5, Block 201, D.L.
526, Plan 1058)

MOVED by Ald. Brown

SECONDED by Ald. Bellamy

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 5, Block 201, District Lot 526,
Plan 1058;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Pacific National Exhibition -
New Proposed Action Plan

MOVED by Ald. Brown

THAT the Director of Planning and the City Engineer submit an assessment report to Council on the proposed action plan for the P.N.E.

FURTHER THAT Council express its concern that the P.N.E. provide an opportunity for local community in-put into the proposed plan, and also direct its consideration to resolution of the long-standing traffic problems in the area.

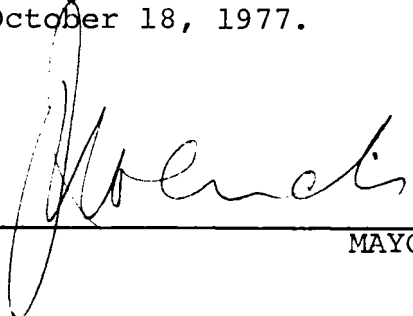
- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at 6.15 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting
of October 4, 1977, adopted on October 18, 1977.



MAYOR



CITY CLERK

DEL. 2

MANAGER'S REPORT

September 13, 1977

TO: Vancouver City Council

SUBJECT: Rezoning Application:
71st Avenue and S.W. Marine Drive

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

" An application has been received from C.W. Craig, Bruno Freschi, Architects, on June 20, 1977, requesting an amendment to Zoning and Development By-law No. 3575 from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'constructing a 120 unit senior citizens apartment building'

at 71st Avenue and S.W. Marine Drive, Lot 7, Block G, D.L. 318, Group 1, N.W.D. Plan 5209.

Site Description

The site is located on the north side of West 71st Avenue between the lane west of S.W. Marine Drive and the C.P.R. right-of-way. The single lot has an irregular shape with a frontage along 71st Avenue of 131 feet, a depth of 297 feet along the easterly property line and a northerly property line measuring 237.38 feet producing a total site area of 54,900 square feet. The site is currently developed with a one-family dwelling, one storey plus basement in height, located on the south east corner and a tree nursery on the remainder of the property.

The proposed rezoning is located in the area of Marpole commonly referred to as "the triangle," bounded on the west by the railway tracks, on the north by West 70th Avenue and on the east by Granville Street. Development around the site consists of single family housing to the north, east and south, with light industrial development located to the southwest across the railway right-of-way. The majority of housing in the area, although older, is generally in good condition and well maintained. There are also several newer residential units interspersed throughout this area. A senior citizen development comprising 50 units is located approximately a block and a half to the southeast of the site. (See Appendix 'A').

Background

This area of the City was the subject of review through the first half of 1976 when the Kelly Douglas and Company Limited made an application to rezone property on the east side of S.W. Marine Drive between West 70th and 71st Avenues for the purpose of constructing a Super-Valu supermarket. While the application was withdrawn before a Public Hearing was held, the report to Council indicated that there was sufficient development pressure in the sector of Marpole to necessitate an Area Planning program. Without such a comprehensive development plan for the "triangle", the Planning Department could not assess the potential benefits and liabilities of this and other proposed major developments. The report concluded with the following recommendation:

"The Director of Planning recommends that the whole matter be referred to a Public Hearing. Council should be advised that the Director of Planning cannot support approval of the application without additional information regarding the potential impacts of the proposed development on adjoining residential and commercial uses."

Proposed Development

The applicant submitted a set of drawings with this application which were stamped "Received, City Planning Department, June 20, 1977". The plans indicate 120 bachelor and one bedroom units for senior citizens. The project would be developed to a height of four storeys with parking in the basement.

Calculations

Site Area	54,900 square feet
Proposed Development Floor Area	75,113 square feet

	<u>Proposed</u>	<u>Comparable RM-3A Development</u>
Floor Space Ratio	1.368	1.66 (with bonuses)
Height	36 feet	36 feet and 40 feet (with Director of Planning approval)
Site Coverage	.32	N/A
Yards: Front	45 feet	20 feet
East Side	23 feet	7 feet
West Side	21 feet	7 feet
Rear	35 feet	35 feet
Off-Street Parking Spaces	22 spaces	20 (1 per 6 dwelling units)

City Engineer

The City Engineer comments as follows:

'This rezoning proposal appears acceptable to this Department, however, the following matters will have to be resolved to my satisfaction at the Development Permit stage:

1. The east 10' of this parcel will be required to be dedicated for lane purposes;
2. The developer will be responsible for extension of the water system to permit hydrant installation on 71st Avenue. This is a Fire Department requirement.
3. There is no sewer available at present to service this site and a sewer extension will be required prior to construction. This item will be advanced to Council after issuance of the Development Permit.'

Urban Design Panel

In its meeting of August 4, 1977, the Urban Design Panel reviewed this proposal:

"The proposal for an A.R.P. senior citizens housing on a site that abuts a C.P.R. railway to the west was considered to be appropriate in use but incompatible in terms of the scale, massing and general form of the development to the existing surrounding small scale detached residential development.

The Panel felt that the design solution was therefore unacceptable and suggested that the Architects should consider other design alternatives.

RECOMMENDATION: That this design be refused.

Public Information Meeting

A total of 21 citizens attended a Public Information Meeting which was held on Wednesday, August 3rd, 1977 and sponsored by Community Builders Limited, the developers of this proposed project. Two members of the Planning Department attended this meeting to observe and answer questions related specifically to the processing of the applications. The following points were made by the citizens:

1. This development would result in a loss of view which presently exists from many residential properties in the area towards the south west over the Fraser River and out towards the Gulf Islands.

- 3 -

2. Traffic is a serious problem in the area at the present time and any redevelopment would further complicate the matter.
3. The City Planning Department had stated during the Kelly Douglas application that isolated rezonings within the "triangle" bounded by Granville, 70th Avenue and the C.P.R. right-of-way would not be undertaken without serious study being given to rezoning of this entire "triangle".

The general consensus was that the Planning Department should not proceed with isolated rezonings without consideration of rezoning the entire "triangle" to RM-3A.

Analysis

Recent development pressures in this area of Marpole emphasize the need for a planning program in this section of the City. Reaction to this type of development pressure in an adhoc manner is clearly not in the best interests of the local community. Approval of a major development in the "triangle" would establish a precedent and reduce the City's options for dealing with all of the important issues in the Marpole community.

As identified during consideration of the recent rezoning application by Kelly Douglas and Company Limited, a number of basic, inter-related issues must be investigated before changes to the zoning in this area are considered. These issues include the following:

- implications of retaining the RS-1 zoning for residential properties as opposed to rezoning these lands to RM-3A comparable to zoning east of Granville Street
- implications of increasing the depth of commercially zoned properties along Granville Street to permit development of a centralized commercial district
- implications of possible Light Rapid Transit along the C.P.R. right-of-way
- implications of possible future development of an East Boulevard extension parallel to the C.P.R. right-of-way to relieve the vehicular traffic presently travelling along S.W. Marine Drive through the residential community.

With regard to the proposed development, the high density and massive scale of a building this size could have a detrimental impact on the existing single family area. The neighbourhood is presently a stable residential area but the number of major development proposals may be instrumental in creating a climate of uncertainty among local residents. In refusing this application, the Planning Department believes that residents should be assured that substantial, isolated development will not take place before a comprehensive study is undertaken. At the same time the Department would note to the applicant that while subdivision of this property is possible, for single family dwellings, a less intensive form of development for senior citizen housing may be appropriate if a comprehensive plan indicates a change to higher density from that permitted under the current zoning.

RECOMMENDATION: The Director of Planning recommends that this rezoning application be not approved."

The City Manager **RECOMMENDS** that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 215

A-1

MANAGER'S REPORT, September 30, 1977 (WORKS: A-1 - 1)

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Portion of 57th Avenue East of Prince Edward Street, Abutting Lot I, Subdivisions 1 to 4, Blocks 3 to 7, District Lot 657, Plan 3424

The City Engineer reports as follows:

"An application has been received from the owner of Lot I, Subdivisions 1 to 4, Blocks 3 to 7, District Lot 657, Plan 3424 to purchase the 7-foot strip of road abutting the north side of his lot. As present planning calls for 57th Avenue to remain 66 feet wide, the 7-foot strip is no longer required for highway purposes.

I RECOMMEND that the north 7 feet of Lot I be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The applicant pay \$4,000 in accordance with the recommendation of the Supervisor of Properties.
- (b) The portion of road so closed be consolidated with the abutting Lot I."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of 10th Avenue between Keith Drive and the Lane West of Clark Drive: Subdivision B, Block 159, District Lot 264A, Plans 1319 & 1771

The City Engineer reports as follows:

"On September 28, 1976, City Council approved the Planning and Development report which recommended:

'That the City Engineer be requested to implement the closure of East 10th Avenue from Keith Drive to the lane west of Clark Drive.'

In order to close the street, it was necessary for the City to have the consent of the owner of Lot A of Lots 25 to 27, Subdivision B, Block 159, District Lot 264A, Plan 10901 (2606 Keith Drive) which abuts this portion of 10th Avenue. The owners agree to the closure provided the closed portion of road adjacent to their lot is to be used only for passive recreation (no sports events). The Park Board have agreed to this condition in their development of the site.

I RECOMMEND that the portion of 10th Avenue shown hatched on the attached sketch be closed, stopped up and placed in the care and custody of the Board of Parks and Recreation, subject to the following conditions:

- (a) The closed road to be returned to the street system when no longer used for park purposes.
- (b) A right-of-way for utilities to be retained over the entire street so closed.
- (c) Any construction or change of grade in the portion of closed road to first be approved by the City Engineer.
- (d) The area adjacent to 2606 Keith Drive to be used for passive recreation not for sports such as baseball, soccer, etc.
- (e) All costs to effect closure to be borne by the Park Board.
- (f) All costs to relocate existing utilities if required in the future to be borne by the Park Board."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

Continued

MANAGER'S REPORT, September 30, 1977 (WORKS: A-1 - 2)

INFORMATION

3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City officials:

Dental Equipment
Data Processing Continuous Stock Forms
Dump Truck Hoists
Trucks
Traffic Signal Controllers
De-Icing Salt

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

4. Amendment to Refuse By-law No. 4531

The City Engineer reports as follows:

"Effective 1 January, 1976 the Refuse By-law was revised to provide that Strata Title developments receive free garbage collection of one receptacle or equivalent, per week for each dwelling unit.

This is the basic provision for all Strata Title developments. As a result of representation during 1976 by the Strata Plan Owners Association the By-law was further amended (effective January 1, 1977) to allow some additional service (up to two receptacles or equivalent per week) for individual cases where sufficient storage of containers was not available in existing buildings, and also for new strata developments (townhouses) that are similar to duplex type developments.

At the time of the last amendment it was thought that most townhouse type of strata development would be using small receptacles (2 per unit) and the By-law was drafted accordingly. There are, however, some townhouse developments that are using the large containers and the Strata Plan Owners' Association have requested that they receive the same additional service as townhouses using small receptacles ie. the equivalent of two receptacles per week free collection. This would require a further Refuse By-law amendment.

There are approximately six existing townhouse type strata developments that would be affected by this proposed change and some additional cost would be involved. If all converted to containers the increased cost and loss of revenue would be in the order of \$3,500 and \$1,600 respectively, which can be absorbed in the Sanitation Branch Budget for the remainder of 1977. In the future as new townhouse type developments are constructed there would likely be a greater use of large containers and therefore some increase in the annual cost.

In the circumstances the proposed further amendment is appropriate to provide an equitable situation for these types of developments.

The City Engineer recommends that the Director of Legal Services be instructed to amend the Refuse By-law to include the additional free collection, outlined above for Strata Title developments, the design or structure of which is, in the opinion of the City Engineer, similar to a dwelling, (ie. including townhouses), the effective date to be 1 November, 1977."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

Continued. . . .

MANAGER'S REPORT, September 30, 1977 (WORKS: A-1 - 3)

5. C.M.H.C. Grant for Waterworks Construction -
Langara Development

The City Engineer reports as follows:

"Under the Central Mortgage and Housing Corporation's Municipal Infrastructure Program a loan forgiveness or grant is available for a water supply project which opens up land for residential development. One grant has been approved previously for the water system for Champlain Heights.

A verbal ruling has been received from CMHC that the upgrading of the City's water system necessary to supply fire protection for the Langara Development would be eligible for a CMHC loan forgiveness or grant. As stated in our previous report dated March 15, 1976, the interest rates CMHC offers are higher than those the City is able to obtain, so a grant rather than a loan forgiveness is desirable. The estimated grant for the Langara Project is \$27,000.

I recommend that approval be given for the City Engineer to submit applications to Central Mortgage and Housing Corporation for a forgiveness grant for the watermain construction for the Langara Development."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

6. Tender No. 39-77-3 Trucks

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on June 20, 1977, and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the Truck Plant Replacement Account.

Council approved the purchase of the low bid (Bid No. 1) from International Harvester Co. (I.H.C.) of six chassis on July 26, 1977, from the above tender. An additional six trucks are now required and I.H.C. have agreed to extend this contract for the additional six units.

We, therefore, recommend extension of the contract with I.H.C. for six additional Item 1 units (47,000 G.V.W. Tilt Cab & Chassis) at a cost of \$161,274.00 (\$26,879.00 each) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to the approval of the Director of Legal Services.

Continued

MANAGER'S REPORT, September 30, 1977 (WORKS: A-1 - 4)

7. Tender 58-77-6 Supply and Delivery of Mineral Aggregates

The City Engineer and City Purchasing Agent submit the following report:

"Tenders for the above were opened by the City Clerk for the City Manager on August 22, 1977 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's office. Prices shown in this report include all taxes and charges.

The tender called for bids for the supply and delivery of thirteen types of mineral aggregates. This report deals with ten of the items and the remaining three will be reported on after testing and evaluation are completed.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

Seven bids were received; six for the supply, transportation and unloading of the materials and one for the unloading of material only. The minor saving (estimated at \$2200) involved in awarding a separate contract for unloading would be offset by scheduling and co-ordination costs.

All recommendations in this report for the supply and delivery of materials are for the acceptance of low bids meeting specifications, while the recommendations for the supply and City pick-up of materials are based upon pick-up from the location that produces the lowest on-site cost for that particular location taking the City's hauling costs into account. It is estimated that the pick-up portion of the contract will cost an additional \$70,000. The costs noted in the Recommendations in this report do not include this amount due to the uncertainty of job locations during the twelve month duration of the contract.

The City Treasurer shall return the deposits or bid bonds of unsuccessful bidders.

The City Engineer and Purchasing Agent recommend the awards as follows:

A. Construction Aggregates Ltd.

Items 1,2 and 9 to be supplied, delivered and unloaded at Cambie Yards at an estimated cost of \$324,000 plus an unspecified portion of items 9,12 and 17 which will be picked up by City vehicles.

B. Argus Aggregates Ltd.

Items 3,7,10,11,17 and 21 to be supplied, delivered and unloaded at Cambie Yard at an estimated cost of \$341,000.

C. Delta Rock Ltd.

Item #5 to be supplied, delivered and unloaded at Cambie Yard at an estimated cost of \$15,000 plus an unspecified portion of items 9,12 and 17 which will be picked up by City vehicles.

D. Lafarge Concrete Ltd.

An unspecified portion of items 9,12 and 17 which will be picked up by City vehicles.

E. Columbia Bitulithic Ltd.

An unspecified portion of item 9 which will be picked up by City vehicles."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 217

BUILDING & PLANNING MATTERSRECOMMENDATION:

1. 1977 New Heritage Designation Legislation
(Bill #77)

The Director of Legal Services reports as follows:

"At its meeting on September 27, 1977, Council passed a resolution under Section 14 of the new Heritage Conservation Act which has the effect of prohibiting any alteration or destruction of the King George High School for a period of thirty days from the date of the resolution.

At the same time, I was instructed to report to Council on the procedures to be adopted under the new Act so that Council would be in a position to act further if it so desires on the King George High School designation.

As I pointed out in my report of September 27, 1977, the new legislation has as its main difference from the old legislation a section entitling an owner to full and fair compensation for loss or damage suffered by the owner through the designation. The old legislation did not provide for compensation.

Another feature of the new legislation is a far more formal procedure to be followed before designation may take place. The Act is somewhat of a combination of the requirements for rezoning and the requirements for expropriation.

1. Designation

Section 11(2) provides that no by-law shall be adopted unless notice of its intention to consider the by-law is mailed by registered mail or delivered to the owner of the building, structure or land at least 10 days before the date of consideration by Council of the motion to designate. This subsection also provides that the notice must advise him "how he may object". Furthermore, the notice must be published in not less than two consecutive issues of a newspaper appearing not less than 3 days nor more than 10 days before the date of the consideration to designate.

I have underlined the words "the" because I believe that this indicates that when the notice is given the by-law to do the designating must at least be drafted so that upon receipt of the notice the owner can know exactly what form the by-law will take. This was not the procedure under the old statute.

I feel, therefore, that at the time the notice goes out the owner should receive, with the notice, a copy of the proposed by-law. I think also that the legislation has made these proceedings much more of a quasi judicial proceeding than the former legislation and that at the time he receives the notice and the draft by-law the owner should also receive whatever reports or material Council had before it when it made the decision to consider designation. The fact that the section also provides that he is to be told "how he may object" reinforces my view that if he is allowed to object he must have knowledge of all the material that Council had before it.

The phrase "how he may object" is not defined, but I believe that what was intended was that he be told of the procedure that would be required to be followed. Bearing in mind that every designated building may now give the owner a claim to compensation for such designation, we are now in a field not too dissimilar from the valuation needed to determine compensation on land expropriation. That is to say, at a very early

Cont'd . . .

Clause 1 Cont'd

stage appraisals, etc. are going to be very relevant, and I think it is in this area that the phrase "how he may object" becomes important.

In order to intelligently approach the designation in relation to the compensation that may result, it is important that, from the very outset, Council should have some idea of the monetary effect of the designation. Therefore I consider that in instructing an owner how he may object we are talking about procedure. For example, should we require him to file a statement of the monetary amount of his claim before the hearing of the by-law? Should we require him to file any reports, appraisals, etc. that he intends to use before the hearing? Should he be required to file a statement of the grounds on which he founds his objections prior to the hearing? Should he be required to file a statement of any alternative proposal he may be going to advance with respect to the designation? In short, should not Council have all the material to be dealt with at the hearing in advance of the hearing to enable your officials to analyze and evaluate either the merits of the objection or the substance of the compensation claimed?

It seems to me also that some procedure should be set up whereby the owner should have access to the City's analysis of compensation before the by-law is dealt with. Later on in this report I will propose to Council some suggested procedures to be adopted.

2. Powers of Council

Section 13 is also a new section of considerable importance. It reads as follows:

- '13. For the purposes of this Part, a council may
- (a) include provision for municipal heritage conservation in its annual budget, or
 - (b) enter into agreements with any person including the Government of the Province or of Canada, or
 - (c) acquire covenants or easements, or
 - (d) acquire or dispose of property.'

There is no indication in the statute as to what was being contemplated in the language used in subsections (a) and (b) and we are therefore left to speculate what the Legislature had in mind. The language is, however, very broad and would indicate a very general interpretation and application of the section. It raises such questions as: Would Council be authorized to enter into maintenance agreements? Would it go so far as to enable Council to acquire the property as a municipal asset and lease it back? I think this section is one that should be given very special consideration in the near future.

3. Miscellaneous

There are two further differences between this Act and the former Act. The first is now, under section 3(2), a designation of a municipal heritage site must be reported to the Minister in charge of the Act on a prescribed form. (I do not believe any form has yet been prescribed.) Secondly, designation may now take place or be removed by a simple majority of Council or a quorum thereof as opposed to the previous legislation which required 8 affirmative votes before a designating by-law could be passed.

Cont'd . . .

Manager's Report, September 30, 1977 (BUILDING: A-4 - 3)

Clause 1 Cont'd

In summary, I would RECOMMEND the following in respect of the notice requirements:

- (a) When the notice is delivered, it should be accompanied by any and all reports that were in front of Council when the matter was being considered as well as being accompanied by a copy of the draft by-law.
- (b) The notice should set the time, date and place when and where the proposed by-law will be considered.
- (c) The notice should be delivered to any person having any legal or equitable interest in the property in question, i.e. registered owners, mortgage holders, lien holders, etc. etc.
- (d) The notice should require the owner to file a summary statement of his objections (if he is objecting) not less than 7 days before the date of the hearing.
- (e) If the owner is not objecting but is concerned only with amending the by-law in some way, a statement outlining his position in that regard should be filed not less than 7 days before the hearing.
- (f) If the owner's concern is only with compensation, he should be required to file the amount of his claim, details regarding the basis of his claim and any and all reports (e.g. appraisal reports, etc.) that he intends to use at the hearing at least 7 days before the hearing. "

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Legal Services.

CONSIDERATION:

- 2. 1275 West 6th Avenue (Sigurdson Building) - D.P.A. #77234
Zone: FCCDD (False Creek Comprehensive Development District)

The Director of Planning reports as follows:

'In accordance with the resolution of the Development Permit Board, this report is submitted for Council's consideration because of the different opinions expressed by the Development Permit Advisory Panel and the Development Permit Board on the above noted Development Permit Application.

Development Permit Application #77234 has been filed by James Tettamanti, Architect, for Cedarhurst Properties, to alter the existing Sigurdson Building to office building and to construct a 3-level parking structure on the east side of the existing building. The site is located at the north east corner of 6th Avenue and Birch Street. The development, as proposed, is in compliance with the requirements of (FCCDD) False Creek Comprehensive Development District Schedule.

Recommendation of the Urban Design Panel

The following is an excerpt from the minutes of the Urban Design Panel meeting of June 23, 1977:

'The Secretary informed the Panel that the Area Planner supported the scheme with minor changes.

The Panel felt that the proposal to recycle an existing structure (Sigurdson's building) which is to be altered (reduction of 1 bay fronting onto 6th Avenue) to accommodate a building setback and to facilitate the construction of the Alder Street overpass to be inappropriate for the following reasons:

- (a) The scheme does not respond to the character of False Creek and the Fairview Slopes, i.e. broken up scale/pedestrian orientated.

Cont'd . . .

Clause 2 Cont'd

(b) The site is unique and it was felt that the proposal had a massive scale which was an interruption of the area as a whole.

(c) Does not meet public objectives:

- views through towards False Creek and the North are not fully realized.

The Panel felt that the proposal was unacceptable and that the Architect should further explore other design solutions taking the above noted concerns into account.

The Panel wishes to invite the Architect to present the revised scheme to them at one of their meetings.

Recommendation: That this design be refused.'

Recommendation of the Development Permit Staff Committee

The Development Permit Staff Committee considered this Development Permit Application on August 24, 1977 and have recommended that it be approved subject to a number of conditions and one of these conditions was:

'design and finishes of the development be first approved by the Director of Planning on advice of the Urban Design Panel.'

The attached minutes and recommendation of the Development Permit Staff Committee (Appendix A) were submitted for consideration by the Development Permit Board on September 6, 1977.

Development Permit Board's/Advisory Panel Consideration

At the Development Permit Board meeting Mr. Tettamanti stated that he had made certain changes to the present building in order to make it feasible for use as offices and which would, in his opinion, render the exterior more attractive. These were:

- excavation of the existing basement for parking and the removal of the first bay from the 6th Avenue frontage,
- provision of access and egress with full windows along a portion of the basement,
- removal of the present U-shaped roof structure, the rounded end of which presently projects 20', and replacement of it with a penthouse floor which would be set back 10',
- reduction of the bulk of the building by 20' without an increase in height while retaining the present total square footage.

Mr. Tettamanti also referred to the objection of the Urban Design Panel and stated that the building was 30' high at the west end and 44' at the east end. He could see no justification for pedestrian orientation in this case because the building was in isolation with a freeway on 6th Avenue and an access from there to the railway tracks. In view of the reasons stated above, he stated that he did not think it was practical to consider the course of action suggested by the Urban Design Panel and therefore, was not prepared to make any further changes to the design.

Cont'd . . .

Clause 2 Cont'd

Of the five members of the Advisory Panel present, one stated that the applications should be approved in accordance with the recommendation of the Development Permit Staff Committee. The other four members did not favour the development as proposed.

Having heard the opinions of the members of the Board and Advisory Panel, the Chairman pointed out that the Board had a choice. They could either agree with the Design Panel's recommendation as supported by the Advisory Panel and refer it back for reconsideration (this position was the one supported by the Chairman) or agree with the Staff Committee's recommendation. If, however, the Board voted in favour of the scheme as suggested by the Staff Committee, then they should consider referring the matter to Council for decision, bearing in mind the difference of opinion expressed at this meeting.

After considerable deliberations (please see Appendix B for details), the Development Permit Board resolved:

'that, since the Advisory Panel's opinion favoured supporting the Design Panel's refusal of the design as submitted while the Board's opinion indicated that Mr. Boyes and Mr. Purdy would approve in accordance with the Staff Committee's recommendation, this application be deferred and the matter be reported to Council to obtain their guidance.' "

The City Manager submits the foregoing report for CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 217-849

A-4 (i)

REFERS TO CLAUSE NO. 1

MANAGER'S REPORT

October 3, 1977

TO: Vancouver City Council

SUBJECT: Heritage Legislation, King George High School

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"Council has before it my recommendations with respect to the procedures to be followed on heritage designation. This procedure is of general application.

The King George High School building is a specific instance and, if designation is to follow Council's earlier "freezing" resolution, some action must be taken by Council not later than at the meeting of October 18th, 1977. I therefore recommend the following procedure:

1. That the Director of Legal Services prepare and bring forward a by-law to designate King George High School a heritage building.
2. That the said by-law be forwarded to all persons having any legal or equitable interest in the site.
3. That the draft by-law be accompanied by a notice setting November 29, 1977, as the hearing date.
4. That the Director of Planning and the Director of Finance report to Council at its meeting on October 18 on the economic viability of designation and what, if any, effect the designation will have in decreasing the economic value of the building, and such reports accompany the draft by-law when the same is sent out.
5. That at the same time the aforementioned material is sent to the parties interested, a copy of report A-4-1 be included."

THE CITY MANAGER recommends approval of the recommendations of the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 217-8

A-7

MANAGER'S REPORT, SEPTEMBER 30, 1977 (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION1. Electrical Inspector for Fire Alarm
& Emergency Lighting Inspection

The Director of Permits & Licenses reports as follows:

"On July 31st, 1973, due to changes in the Fire By-Law, City Council approved a Board of Administration report authorizing the appointment of a temporary Electrical Inspector for one year to carry out inspections for increased fire alarm installations. On September 10th, 1974, City Council extended this position for a further two years, expiring on September 9th, 1976. On September 28, 1976, City Council further extended this position for one year, and requested that the Director of Permits & Licenses report back to Council in 1977, on Fire By-Law related activities of this position.

Since 1973, a considerable number of changes have been introduced in safety requirements in buildings, involving fire alarms, emergency lighting, and exit lighting, etc. This has required a stepped-up enforcement program by the Fire Department, and an increase in electrical inspections of the equipment installed. Neither the Fire Chief nor I can foresee a date when the fire alarm and emergency lighting programs will be completed, from an upgrading point of view, and since new buildings must provide such facilities, this also requires increased inspection services.

Original Fire Alarm Installation (Upgrading) Program

It was originally estimated by the Chief Fire Warden that there were approximately 5,000 premises where fire alarm installations were required to be installed. Since the commencement of the program in September, 1973, there have been 739 Electrical Permits taken out for fire alarm installations and 228 Permits obtained for emergency lighting installations, according to our records. It is quite apparent that a considerable number of electrical permits are outstanding for fire alarm and emergency lighting installations or the installations as ordered by the Fire Warden have not gone forward as yet, or are being held up pending the formation of the Appeal Board procedures.

Task Force to Upgrade Existing Hotels and Apartments in Core Areas

On December 18th, 1973, the City Council approved the establishment of a "task force" in the Fire Warden's branch to upgrade the fire alarm systems and other housing matters in residential hotels in the "skid road" area.

The temporary Electrical Inspector has been heavily involved in assisting the fire wardens on electrical installations of alarm systems, emergency lighting and related matters in this area. The Fire Chief has reported that there have been approximately 350 buildings upgraded in the core area under Phase I and II and he now reports that he is moving into Phase III (the remaining areas of the City) which will involve approximately 400 buildings. This will undoubtedly require electrical permits and inspections and an increase in this Electrical Inspector's work load.

Emergency Lighting Systems

The City Manager's report on September 24th, 1976, stated that there were approximately 6,000 buildings in the City which required emergency lighting installations and at that time we had received only 125 Electrical Permits for such systems. To the present date we have received a total of 228 Electrical Permits for emergency lighting systems. While no firm statistics are available in this regard, it is evident that a tremendous amount of work yet remains in order to obtain Electrical Permits for all emergency lighting installations and carry out the required inspections. In addition, inspections must continue to be made on these installations in new buildings.

cont'd.....

MANAGER'S REPORT, SEPTEMBER 30, 1977 (FINANCE: A7-2)

Clause #1 continued:

Fire Company Inspections

Recently, the Fire Chief has requested the eighteen Fire Companies throughout the City to check the premises in their districts of two and a half storeys or more where fire alarm systems are required to be upgraded. The Chief Fire Warden states that there are approximately 6,000 such premises in the Fire Company districts, and to the present time only one district, i.e. No. 3 Company, has completed the work required in this regard, thus a considerable amount of electrical permits and required inspections will be needed under this program.

Present Workload of Electrical Inspection Branch

While conducting the studies to determine the workload of the Electrical Inspector on Fire Alarm and Emergency Lighting Inspections, the number of permits presently being carried by the remaining 12 electrical inspectors in this branch was reviewed. On the basis of our studies it was determined that each inspector has a backlog of approximately 3 months work.

Current electrical permits and sign permits involving all of the electrical inspectors are continuing to be issued at about the same rate as in 1976. Therefore, it is apparent that all of the electrical inspectors have a considerable backlog of inspections, and if the temporary electrical inspector position on Fire Alarm & emergency light equipment is discontinued, the workload of the branch will increase sharply, and the result will be a reduction in service to the public.

In view of the fact that electrical inspection work on fire alarms and emergency lighting, will be a continuing program and that we now have an inspector who is trained on the various alarm installations requiring specialized knowledge, it is essential that we continue this position in order to ensure that such installations are done in an approved manner. This inspector's salary and fringe benefits are fully recovered from Permit fees, which is in line with Council policy.

Cost for the balance of 1977 is \$5,265 (1976 rate), and the Comptroller of Budgets and Research advises that, if the report is approved, this amount would be funded from Contingency Reserve.

It is therefore recommended that:

- A. The temporary electrical inspector position be made permanent, and
- B. Subject to the approval of A, the additional amount of \$5,265 (1976 rate) for 1977 be provided from Contingency Reserve."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 219

MANAGER'S REPORT, September 30, 1977 (PERSONNEL: A-8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Executive Development Program for Senior Health Administrators
Attendance: One Employee, Health Department

The Director of Personnel Services reports as follows:

The Banff Centre Management Studies, in collaboration with the Canadian College of Health Service Executives, is sponsoring the above program at the Banff Centre, Alberta, from February 5 - 25, 1978.

The overall purpose of the course is to provide a broad educational experience designed to provide participants with awareness of the administrative role, of the opportunities and responsibilities of leadership, and of the current state of the science and the art of management, all related to the Health field. Specific objectives are - to provide participants with understanding of the social, political and economic forces of change which may affect the Health environment in the future - to increase participants' effectiveness to foresee, identify, analyze and solve organizational problems - to alert the participants and help them become more aware of their strengths, motives and weaknesses as decision-makers, and implementers.

A variety of programs and activities have and are still being added to the functions of the Health Department. This continuing process of change requires abilities and skills to judge accurately and to respond quickly and thereby facilitate the delivery of service by Health professionals. To assure a high quality of administrative support the City Medical Health Officer wishes Mr. Tom Kinloch, Administrative Officer, to attend the above program. Because of the demand for this kind of program registration should take place as early as possible.

The total cost to the City would be \$1,920.00 (transportation \$120.00; registration, accommodation, meals and instructional materials \$1,800.) and 12 days leave of absence with pay.

The Comptroller of Budgets and Research advises that the total cost of \$1,920.00 is available from Appropriation No. 7090/933 - Administrative and Technical Courses - All Departments.

This request of the City Medical Health Officer is submitted to Council as cost exceeds \$1,500 and ten days leave of absence with pay. I recommend its approval."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 220

MANAGER'S REPORT, September 30, 1977 (PROPERTIES: A-9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Burrard Street Widening: 1917 - 1945 Burrard Street

The Supervisor of Properties reports as follows:

"A portion of 1917-1945 Burrard Street, legally described as Lot B, Block 237, D.L. 526, Plan 6473 as shown on plan of subdivision marginally numbered LE4505 is required for road purposes.

Reference is made to Item 1, Manager's Report (Property Matters) dated April 1, 1977, approved by City Council on April 5, 1977 which authorized the Supervisor of Properties to:-

- (a) be authorized to appoint the owner's architect, Mr. Gilbert Eng, to draw up the necessary plans and specifications respecting alterations, renovations and additions to the building on the site.
- (b) and after, consult with the owners or their representative as to which construction firms should be asked to see if they wish to submit tenders
- (c) to complete negotiations on an overall net settlement respecting compensation which the owners and the two tenants are entitled to.

Lot B and abutting Lot 17 are under one ownership; Lot 17 is blacktopped and is used as a parking and loading area. Lot B is improved with a single storey frame commercial building constructed in 1934, containing three storefronts facing Burrard Street, one occupied by a restaurant and the other two by a marine and outdoor equipment company. This building is in fairly good condition. All property involved is zoned C-3A.

The portion of the property required for road widening is 23.97 feet x 79.94 feet. This will necessitate the removal of a 16.97 foot portion of building, the construction of new store fronts and extensive alteration and renovation work to the interior. As part of the settlement, it is proposed to convey the residual portion of the abutting City-owned Lot A (2040 sq.ft.) to the owner in lieu of payment for loss of land (1916 sq.ft.) and construct on this lot an addition to the northerly part of the existing building. This is necessary to accommodate the aforementioned tenants with minimal disruption.

Following further negotiations the owners have agreed to sign the subdivision plans conveying the strip required for road as shown on plan marginally numbered LE 4505 on the following basis:

- City to convey to Suburban Developments Ltd. (Orr's Stores), City-owned Lot A, Block 237, D.L. 526, Plan 6473 in exchange for that portion of their Lot B, Block 237, D.L. 526, Plan 6473 required for road purposes.

Continued

Clause No. 1 Continued

- City to bear cost of cutting off the front portion of the building and constructing new store front and new addition and making necessary alterations to the interior as shown in architectural specifications (Eng & Wright Architects - on file City Clerk's Department).
- After consultation with the owners the following qualified contractors were contacted with the following results:

(a) Halse Martin Construction Co. Ltd.	Withdrew
(b) Hodgson King & Marble Ltd.	\$147,622
(c) Kennett Contracting Ltd.	\$146,162
(d) Spectrum Construction Ltd.	Withdrew
(e) Burdett Construction Co. Ltd.	\$157,165
(f) Alan & Viner Construction	\$154,300

Cost of Alterations and Addition:-

Low Quotation - Kennett Contracting Ltd.	\$146,162.00
--	--------------

- City to pay following fees to Eng & Wright Architects:-

Architect Fees	\$12,000.00	
Engineering Consultant Fees	5,500.00	
Development Permit and Building Permit Fees	352.00	
Detailed Plan - Restaurant Kitchen (required by City Health Dept.)	200.00	
Preparation of preliminary cost estimate by Halse Martin Construction Company Ltd.	1,002.00	
		<u>\$ 19,054.00</u>

Total excluding compensation for business disruption to owners and lessees	\$165,216.00
--	--------------

- City to pay cash compensation to owners for lost rental revenue and to both lessees; King Restaurant and Humdinger Marine & Outdoor Equipment Incorporated for business disruption during period of construction. These amounts will be submitted when the work has been completed and an assessment is made of all compensable items.
- City to pay all legal and registration fees.

Therefore it is recommended that:

- A. The Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes, as shown on plan of subdivision marginally numbered LE 4505 on the foregoing basis at a cost of \$165,216.00 chargeable to account code 146/5921.
- B. The quotation received from Kennett Contracting Ltd. to complete the aforesaid building alterations be accepted. "

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

Continued

MANAGER'S REPORT, September 30, 1977 (PROPERTIES: A-9 - 3)

2. Sale of Property - N/S 5th Avenue, East of Skeena Street

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described property on September 6th, 1977 and were opened in public at 9:30 a.m. Monday, September 26th, 1977.

Recommended that the following offer to purchase, being the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

Lot 1, Blocks 106-108, Section 28, T.H.S.L., (CD-1)
Plan 16809 - N/S 5th Avenue, East of Skeena Street.

<u>Name</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>
Abacus Cities Limited	2.67 acres	\$ 540,000.	City Terms @ 11%

Conditions of Sale:-

- (a) Purchaser to grant the City an option to repurchase the site at the net sales price in the event construction to the point of poured foundations has not been commenced within a period of 18 months from the date of Council's approval of the sale, and completed within a period of 36 months from date of sale.
- (b) Purchaser to enter into a bulkhead agreement as lot is above 5th Avenue level.
- (c) Uses and Vehicle access are restricted as indicated in the call for tenders."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Consent of Assignment of Lease: Ground Floor Premises - 603 Smithe Street. Lot 20, Block 63, District Lot 541

The Supervisor of Properties reports as follows:

"The ground floor of 603 Smithe Street, Lot 20, Block 63, D.L. 541 is currently leased to Po-Chang Chu as an art studio for a period of two years from November 1, 1976 to October 31, 1978.

Application by letter has been received from Po-Chang Chu for consent to assign the subject lease for the same use to Mr. William Ng.

It is recommended that the City consent to an assignment of the lease of the ground floor of 603 Smithe Street, dated November 1, 1976 in the name of Po-Chang Chu, to Mr. William Ng, subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 220

BMANAGER'S REPORT

September 27, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: GROUND LEASE TERMS, SECOND AND WALLACE HOUSING SITES

CLASSIFICATION: RECOMMENDATION

The Director of Finance reports as follows:

"On December 14, 1976 City Council approved the following recommendation.

"That the offer by the Penta Cooperative Housing Association to lease the 0.95 acre site at 2nd Avenue and Wallace Street with the initial rents based on 8% of \$177,900 be approved".

The purpose of this report is to have Council approve the summary of lease terms proposed by City staff and agreed to by the Penta Cooperative Housing Association.

Council is also requested to approve a similar summary of lease terms for the lease of the 0.667 acre site to the Dunbar Village Community Cooperative. These summary lease terms form the basis of the ground lease which will be drawn by the Director of Legal Services after the terms are approved by Council.

It will be noted that the rent clause for the Penta lease refers to a rent based on 8% of \$187,500. The difference of \$9,600 between this figure and the \$177,900 of the December 14, 1976 Council resolution represents the cost of services to the site. The reports to Council, in which the original \$177,900 figure appears, refer to the fact that the price of \$177,900 assumed that the cooperative would pay the cost of constructing these services separately. It has been agreed that the City will construct these services and recoup the cost of doing so from the land lease revenues.

The Director of Finance recommends

- A. That the attached terms and conditions shown in Appendices A and B for the lease of the 0.95 acre site at 2nd Avenue and Wallace Street to the Penta Cooperative Housing Association be approved.
- B. That the attached terms and conditions shown in Appendices C and D for the lease of the .667 acre site at 2nd Avenue and Wallace Street to the Dunbar Village Community Cooperative be approved."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 245

DISTRIBUTION REPORT

MANAGER'S REPORT

September 27, 1977

TO: Vancouver City Council

SUBJECT: Kitsilano Community Centre Renovations and Additions

CLASSIFICATION: RECOMMENDATION

The Director of Planning and Superintendent of Parks & Recreation report as follows:

"Bids for the renovation and construction work proposed for the Kitsilano Community Centre have been received. The lowest bid results in a project which costs more than the money which has been allocated to date. The purpose of this report is to explain the background to this project, to examine possible reasons for the higher costs, and to offer some solutions to the funding of this project.

BACKGROUND

On November 12, 1974 City Council approved the Concept Plan for the Kitsilano Neighbourhood Improvement Program. The Concept Plan allocated approximately \$100,000 to be used to make improvements to the Kitsilano Community Centre. It was anticipated this money would be used as seed money for a much more costly project.

In August 1975 a consultant (Walkey-Olson Architects) was hired and they produced a list of priority needs for the Community Centre and cost estimates for the renovations and additions required to meet these needs. Since various levels of funding were possible (i.e. N.I.P. funds, Community Centre Association funds, Park Board funds, Provincial Recreation Facilities Grant) the consultant produced a series of options which reflected the amount of work which could be done with the amount of money possibly available (attached as Appendix A).

On April 27, 1976, City Council approved Option H as the desired long term goal and Option F as the intermediate stage. At that time it was estimated Option F would cost \$420,000. Further analysis of the schematic design showed that the addition of an elevated covered walkway between the new Ice Rink and the Community Centre and the development of the mezzanine floor in the new Ice Rink would tie these two facilities together and would facilitate centralized management of both facilities. The total project cost with these two additional items was then estimated at \$525,000. On October 5, 1976 City Council agreed to allocate sufficient money in the Five-Year Plan to make construction of Option F with the covered walkway and mezzanine possible. However, the Parks portion of the Five-Year Plan was defeated at the polls in November of that year.

The working drawings proceeded, and in July 1977 the consultant provided a final construction estimate of \$505,000 which with the cost of fees, furniture, equipment, landscaping, etc. brought the total project cost to \$657,703. This cost was higher than the money allotted (\$525,000 at that time) but it was felt that this estimate may have been high. Therefore the project was sent to public tender to get accurate cost estimates. It was recognized that part of the project may have to be cut back if the costs were actually too high, so the contractors were asked to submit bids on the whole project, the whole project minus the Health Club, and the whole project minus the mezzanine.

On September 12, 1977 at the Park Board meeting the following bids were received.

	Total Price	Total Price Minus Mezzanine	Total Price Minus Health Club
Clearspan Shopland Co.	\$574,973	\$492,616	\$520,586
Doyle Const. Co.	\$624,552	\$529,536	\$579,000
Key Const. Ventures	\$625,000	\$510,000	\$545,000

PROJECT COSTS

In addition to the \$574,973 required for construction of the whole project (as per the low bid), an additional amount of \$150,860 is required for fees, contingency, furniture, equipment, landscaping and tests; therefore, the estimated cost of the complete project is \$725,833. This is \$200,000 higher than the estimate prepared for this project in October 1976.

The following list shows some probable reasons for this increase and a rough estimate of the amount each factor contributed to the cost increase. An explanation of each factor is given below the list:

- 2 -

(a) Building By-law Guidelines	\$ 60,000
(b) Contingencies	35,000
(c) Inflation	35,000
(d) High Bid	<u>70,000</u>
TOTAL	\$200,000 =====

- (a) Building By-law Guidelines. Guidelines which clearly detailed the regulations which would have to be met were made public in December 1976. The consultant's first estimate was prepared in October 1976 and, therefore, did not take into account the items which would have to be included to comply with the Building By-law.
- (b) Contingencies. Experience with the renovation of the Trout Lake Community Centre showed that there are many unknown factors involved in the renovation of an older building and that the original contingency estimates were simply too low to be able to deal with the actual situations which arose.
- (c) Inflation. There is almost a year's time between the October 1976 estimate and the latest estimate. Inflation has raised the cost of construction by at least the amount indicated in that time.
- (d) High Bid. The low bid is \$70,000 over the architect's estimate of \$505,000. Some possible reasons for this are:
- i) It is a complicated job; specific details are hard to define, and are therefore hard to estimate;
 - ii) Having three options added to the difficulty in estimating;
 - iii) There were only three bidders, so there was the lack of tight competition which would tend to keep bids low; and
 - iv) The contract conditions (in the standard City contract) lay all responsibility for unforeseen conditions on the contractor, so they increase the price to protect themselves.

FUNDING

Money is presently allocated to this project from the following sources:

N.I.P. funds	\$170,000
Community Centre Association	50,000
1976 Park Board Capital	70,000
1977 Park Board Capital	105,000
Provincial Recreation Facility Fund Grant	<u>130,833</u>
TOTAL	\$525,833 =====

This amount is \$200,000 less than the total estimated cost of \$725,833.

The Recreation Facilities Fund Grant of \$130,833 was approved by the Provincial Government under the old program, based on estimates at that time of \$435,000, and adjusted for Provincial input to the NIP program funds that were also part of the funding for the Center. The Province's approval noted that there would be "...no consideration of requests for additional capital...".

Some building elements included in the above \$525,000 estimate were not included in the earlier estimate of \$435,000.

However, the Vancouver Park Board will request further consideration from the Provincial grant program for cost sharing of the increased costs above the original estimate. If such increased grant is approved, it would replace all or part of the funds provided in recommendations (d) and (e).

On September 21, 1977 the Kitsilano Citizens Planning Committee recommended that 'up to \$100,000 from the proceeds of the sale of the N.I.P. Housing sites in the near future be allocated to the Kitsilano Community Centre project.' (The complete motion and explanation is attached as Appendix B.) It was originally intended that the proceeds from the sale of the N.I.P. housing sites would be used to purchase other housing sites. However, because of the long time periods involved in developing social housing and the decreased need for such housing in Kitsilano because of decreasing development pressure and higher vacancy rates, the Committee feels that at least a portion of this money could be more appropriately used at this time in providing recreation facilities in Kitsilano.

On September 26, 1977 the Park Board passed a motion: 'THAT the low bidder, Clearspan Shopland Company of Burnaby, B. C., be awarded the contract for the Kitsilano Community Centre Project at a cost of \$574,973, subject to City Council approval of an additional allocation of \$100,000 from the Kitsilano N.I.P. funds and prior approval of \$100,000 in 1978 Park Board capital funds.'

Note, however, that only \$150,000 needs to be committed this year in order to sign the contract. The remaining \$50,000 is needed for equipment and furnishings and this can be dealt with next year.

The Planning Department, Park Board, Kitsilano Planning Committee and Community Centre Association feel that it is preferable for the whole project, including the Health Club and mezzanine to be built. It is felt that any small saving realized now by the elimination of one or both of these facilities would be more than offset by the serious detrimental effects on the functioning of the centre and in much increased costs should the eliminated portion be installed at a future date.

Another alternative is to delete the construction of the mezzanine, covered walkway and Health Club from the project. This would bring the cost of the total project within the presently allocated funds. A commitment for funding for the addition of these items at a later date could be made by City Council at this time. This would mean that only cosmetic alterations will be made to the Centre with no new facilities being provided at present. The major disadvantage to this alternative is that the cost of adding the deleted items at a later date will be significantly more than including them in the contract now. For instance the contractor has indicated he would charge an additional \$46,000 to delete only the mezzanine and overhead connector at this time and to have those items added to the contract before March 31, 1978. Also the construction industry is expecting a wage increase in the spring of 1978 and this would add to the cost of delaying a portion of the project.

In summary the options are:

- A. Proceed with the whole project now. City Council would have to allocate \$100,000 in advance of proceeds to be received from the sale of the N.I.P. Housing sites and allocate \$50,000 from unallocated balance of capital reserve, and be prepared to allocate the remaining \$50,000 for furnishings, etc. from the 1978 Supplementary Capital Budget, perhaps from the 1978 Parks Board allocation.
- B. Proceed with the project, minus the Mezzanine, Covered Walkway and Health Club, using existing funding with or without a Council commitment to provide the funding from sources yet to be identified for completion of the project in the future.

The Director of Finance has reviewed the funding and indicates that it is workable, but further points out that the Vancouver Park Board has not dealt with the question of increased operating costs in future budgets.

N.B. The contractor's bids are only valid until October 12, 1977. Therefore, a Council decision on funding and signing of the contract based on these bids must take place before that date.

The Director of Planning and Superintendent of Parks feel Option A is much preferred over the other and therefore recommend:

- (a) THAT City Council approve proceeding with the renovation and additions to the Kitsilano Community Centre, including the construction of the Ice Rink Mezzanine, Covered Walkway and Health Club facilities with a total estimated project cost of \$725, 833.

- (b) THAT City Council approve the awarding of the contract for this project to Clearspan Shopland Co. at a cost of \$574,973.
- (c) THAT City Council approve the allocation of \$100,000 in advance of the proceeds received from the sale of the Kitsilano N.I.P. housing site or sites, to the Kitsilano Community Centre.
- (d) THAT City Council allocate \$50,000 from the unallocated Supplementary Capital Budget for the Kitsilano Community Centre.
- (e) THAT \$50,000 for furnishings, etc. for the Kitsilano Community Centre, be considered in the 1978 Supplementary Capital Budget."

Note: The sources of funds provided in (d) and (e) would be partially or wholly replaced by any increase in the Provincial Government Recreation Facilities grant.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and Superintendent of Parks and Recreation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 246

MANAGER'S REPORT

September 30, 1977

TO: Vancouver City Council

SUBJECT: Proposed Remand Centre - 222 Main/Carnegie Library Building

CLASSIFICATION: RECOMMENDATION

The Directors of Planning and Social Planning report as follows:

"The purpose of this report is to recommend a first step to take advantage of a planning opportunity that has arisen regarding the development of a proposed Remand Centre at 222 Main Street and the nearby renovation of the Carnegie Library for social/recreation facilities for Downtown-Eastside/Strathcona/Gastown residents and working population.

The Proposed Remand Centre

The proposed Remand Centre at the rear of 222 Main Street is in a CD-1 zone which allows 'uses required by a public authority' as a conditional use. The CD-1 zoning was adopted by Council in 1975 to stabilize the residential uses in the area and to enable the area to qualify for a Neighbourhood Improvement Program. When Council adopted the Downtown-Eastside N.I.P. Concept Plan (on September 28, 1976) allocating about \$600,000 for specified improvements to physical and social/recreational facilities, Council also adopted a Land Use Plan. This Land Use Plan was intended to guide a staff review of the CD-1 zoning, and secondly, to guide the Director of Planning in exercising his discretion on conditional uses. With regard to 'uses required by a public authority', the Land Use Plan Policy states:

'Large scale developments for uses required by a public authority (should be discouraged) unless amenities for the benefit of local people are incorporated and that the scale and design are appropriate for the location.'

The Provincial Corrections staff, in consultation with the City Planning Department, are considering various possible 'amenities' from a swimming pool or gymnasium to something much less costly. Some concerns were expressed regarding operating costs and their ability to maintain proper security in the building if the general public were regularly using the facility.

The Park Board staff have reviewed a range of possible recreational facilities which could be included in the Remand Centre and have concluded that the Remand Centre is not a very appropriate location for neighbourhood recreational facilities, and secondly, that it would be very difficult to assume the costs of operating the facility if they were required to do so.

The Carnegie Library Building

In April 1976 City Council approved \$650,000 from Supplementary Capital Funds towards redevelopment of the Carnegie Building.

On October 26, 1976 Council approved the hiring of Architects (Downs Archambault) to prepare a schematic plan including proposed uses of the building and on May 10, 1977 Council approved the schematic plan and authorized the same architects to complete detailed working drawings for renovations estimated at that time at \$1,512,320.

The exterior of the Carnegie Building has now been cleaned and the interior is ready for redevelopment as a result of a Canada Works program.

The architects have completed their working drawings and an application has been made from the City for a Development Permit. Once this is approved a formal request to the Province for a Recreation Facilities Grant of \$400,000 will be made by the City. Shortly thereafter a progress report will be presented to City Council by the Director of Social Planning dealing with funding requirements and whether to proceed to tender call.

The Planning Opportunity

The Carnegie Library renovations and proposed additions will provide some of the needed social and recreational facilities for the area. However, additional funds are needed. The proposed Remand Centre will be required to provide a neighbourhood amenity as part of the development. The Directors of Planning and Social Planning believe it would be appropriate to integrate these facilities (or the funds which will be allocated to them) with the Carnegie Library building.

The Director of Planning believes that the general intention of the combined rezoning/N.I.P. program/Land Use Plan measures taken by Council are to ensure that the Downtown-Eastside area is stabilized as a healthy place to live and work, and that needed improvements or additions to physical, social and recreational facilities be carried out as funds are available. The specific Land Use policy regarding Public Authority Uses should be interpreted within this general policy direction.

The Director of Social Planning has discussed the possibility of transferring Remand Centre 'amenity' funds to the Carnegie Building with officials of the Ministry of Recreation and was advised that if we received funds from another Provincial Ministry (except Education) that amount would be deducted from the total cost and the Recreation Facilities Grant would be one-third of the balance up to a maximum of \$400,000. Since the Carnegie cost will exceed 1½ million dollars, the City's grant from the Recreation Facilities Fund would not be decreased as a result of our receiving a grant from the Attorney General's Department.

Park Board staff have reviewed the demand for possible new facilities in the Downtown-Eastside area and conclude that any new recreation opportunities funded by the Attorney General's Office would be best incorporated into the Carnegie Library upgrading project. Possible funds provided by the Attorney General's office could assist in immediately ensuring the optimal use and benefits from the Carnegie Library building.

The Oppenheimer Area Planning Committee have considered the proposal to integrate the social/recreational facilities intended for the Remand Centre into the Carnegie Library building and voted unanimously to support it.

The Directors of Planning and Social Planning RECOMMEND:

- A. THAT Council agree on the desirability of integrating the social/recreational facilities intended for the Remand Centre at 222 Main (or the funds which will be allocated to them) with the Carnegie Library Building.
- B. THAT Council authorize the Mayor and the Directors of Planning and Social Planning to formally request the Attorney General to allocate the funds for the Remand Centre social/recreational facilities to the Carnegie Library Building.
- C. THAT the Mayor and the Directors of Planning and Social Planning meet with the Attorney General and his staff to discuss this proposal."

The City Manager RECOMMENDS that the foregoing recommendations of the Directors of Planning and Social Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 221

September 30 /77

TO: Vancouver City Council

SUBJECT: Equal Employment Opportunity Officer

CLASSIFICATION: RECOMMENDATION

Vancouver City Council at its meeting of September 13, 1977 approved the establishment of an Equal Employment Opportunity Officer and requested a report from the City Manager regarding an appropriate classification and pay grade for the position. The Director of Personnel Services has been consulted on this matter and reports as follows:

"The incumbent hired to fill this position will be responsible for the introduction, administration and evaluation of the City's Equal Employment Opportunity Program. He/she will report to the City Manager on administrative and operational considerations associated with the Program and will function within the policy framework established and approved by City Council. Specific areas of responsibility will include reviewing & evaluating selection procedures, class specifications, fringe benefit plans, job postings and pay levels in order to ensure equitable and non-discriminatory employment and compensation practices in the City service. Other areas of responsibility will include analyzing occupational groups to determine the need for and feasibility of "bridge positions", developing proposals for and participating in training programs and awareness seminars associated with the Program and ensuring that employees are aware of opportunities for self-development and career counselling which may be of particular interest to women, members of racial minorities and the handicapped. The duties, responsibilities and requirements of the position are fully described in Class Specification no. 40-1, a copy of which is attached to this report.

On the basis of a review of internal and external salary levels for work of comparable responsibility and complexity, I recommend that a salary level be established at Pay Grade 28 (\$1637 - 1960 per month). The position will be excluded from Union jurisdiction. The estimated annual recurring cost of the new position, calculated at the top step in the salary range and including fringe benefits will be \$26,400. The approximate cost for 1977 is estimated at \$5525."

With respect to recruiting procedures, the position will be posted internally and advertised locally and in the Toronto Globe and Mail. I RECOMMEND that applications for the position be received by the Personnel Services Department and then reviewed by a Committee comprised of the Mayor, Alderman Marzari and myself which Committee will place before Council a short list and a recommendation for the appointment.

...../2

In summary it is RECOMMENDED that:

- A. Class Specification no. 40-1, Equal Employment Opportunity Officer be approved
- B. The salary for the position be set at Pay Grade 28 (\$1637 - 1960 per month) as recommended by the Director of Personnel Services.
- C. Funds estimated at \$5,525 for the remainder of 1977 be approved from Contingency Reserve.
- D. The recruiting procedures to be as outlined in the body of this report.

FOR COUNCIL ACTION SEE PAGE(S) 221

MANAGER'S REPORT

September 27, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECTION: VANCOUVER ROWING CLUB -
PROPOSED SUB-LEASE OF STANLEY PARK FORESHORE

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Legal Services reports as follows:

"The Board of Parks and Recreation at its meeting held on September 26th, 1977, adopted the following resolution:

"That the draft lease including Schedule B as amended by the Board at this time, be approved and that the Director of Legal Services be asked to report to City Council to request that a foreshore lease and parking lot lease to the Vancouver Rowing Club for seventeen years commencing the 15th day of September, 1977, be executed on behalf of the City of Vancouver on the terms and conditions approved by the Board of Parks and Recreation and to the satisfaction of the Director of Legal Services."

The Vancouver Rowing Club has leased premises at its present location since the turn of the century occupying some 4.517 acres on which they have erected the clubhouse and wharfs. The most recent lease was for 18 years commencing Jan. 2nd, 1958 and terminated on Jan. 1st, 1976 at a nominal rent of \$1.00 per year. Adjacent to the foreshore area is an additional waterlot area of approximately 6 acres which the Vancouver Rowing Club has rented from the National Harbours Board. The Vancouver Rowing Club is now negotiating with the Board and the National Harbours Board to lease the foreshore and the waterlot. Much of foreshore lease area is intertidal and of little value for the permitted uses.

The Vancouver Rowing Club has maintained a policy of sponsoring and providing amateur athletic programmes and facilities at modest cost and of having memberships open to any person of good character who wishes to participate in athletic activities such as rowing, rugby, yachting, cricket, field hockey, tennis, cross-country running and jogging. In the past, in order to finance its athletic activities, the Vancouver Rowing Club has obtained moorage revenue from its members, most of whom are also members of the Burrard Yacht Club. The relationship with the Burrard Yacht Club has ended and they have removed their boathouses. As a result, the Vancouver Rowing Club will have to incur substantial capital cost to provide new floats. In addition, the clubhouse requires considerable expense to bring it up to requirements.

The premises are located at the entrance to world famous Stanley Park and the Board is concerned with maintaining an interesting operation in the area with a neat and tidy, nautical appearance to indicate to the park visitor an attractive aquatic recreational use.

The National Harbours Board are unwilling to lease the waterlot to the City but are agreeable to leasing the waterlot to the Vancouver Rowing Club subject to conditions as to use which would be satisfactory to the Board. The lease will therefore contain conditions which will control use of the National Harbours Board waterlot as well as the area proposed to be leased to the Vancouver Rowing Club. Because of problems of access and egress, neither the foreshore area or the National Harbours Board area has much value unless they are combined.

The parking area adjacent to the clubhouse has room for forty vehicles and is essential to the operation of the marina. The cost of installing the area was originally paid in part by the Burrard Yacht Club who have been paying an annual rent of \$1,000.

Continued

The Board is considering an overall park and recreation plan for development of the Coal Harbour area and the lease area may not be available for lease to the V.R.C. at the end of the term. The Board has applied for a lease of the N.H.B. waterlot at the end of the term of the proposed foreshore lease.

Recommendation

That approval be granted to enter into a sub-lease to include the following conditions:

1. Term

The proposed lease is for seventeen (17) years from Sept. 15th, 1977 to coincide with termination date of R.V.Y.C./N.H.B. lease. At that time, an overall review of Coal Harbour use may be considered.

2. Rent

One Dollar (\$1.00) for area on which clubhouse stands and from high water mark to -5' mean low tide.

One Dollar (\$1.00) for useable water area below -5' which is approximately 34,000 sq. ft.

3. Taxes

The Vancouver Rowing Club will be required to pay taxes or the equivalent of taxes on the foreshore lease. In addition, they will pay water rates and utility charges.

4. Use

The premises shall be used for the purpose of maintaining a clubhouse and operating a club engaged in athletic activities relating to but not limited to any of the sports of rowing, rugby, yachting, cricket, field hockey, tennis, cross-country running and jogging and for no commercial gain to its members and for establishment of boat mooring facilities for use by members of the Vancouver Rowing Club and the public.

5. With respect to the combined foreshore lot and the N.H.B. waterlot:

- (a) the V.R.C. will agree to install or re-arrange floats and dolphins in accordance with an approved plan (Schedule "C" attached or in such other manner as may be agreed upon and because of parking restrictions will not permit more than 160 boats to be moored;
- (b) the V.R.C. will not erect, moor, install or maintain any structure, boathouse, shelter or building or any improvement or engage in dredging without the consent of the Superintendent of Parks;
- (c) the V.R.C. will carry out repairs and renovations to the clubhouse in accordance with a schedule to be included in the lease;
- (d) the V.R.C. will observe and abide by all by-laws of the City of Vancouver;
- (e) the V.R.C. will charge fees for moorage which are not less than comparable charges for similar space and service at marinas operated by the Board of Parks and Recreation in the City of Vancouver.

6. The V.R.C. will, subject to reasonable restrictions, maintain an open membership policy and will permit the Board to inspect its books and will provide the Board with an annual audited statement.

7. The City will reserve rights-of-way for public works and utilities without compensation, except for loss or damage to property.

8. The City will have the right upon six months' notice to terminate the lease if the premises are required for the purpose of the City. In such event, the City will pay the pro rata cost of the dolphins and equipment installed pursuant to the lease on the foreshore lot for the remainder of the term of the lease. In this instance, the Club may elect to leave the floats and if they do so, the City will pay the pro rata cost of the floats on the foreshore lot.

9. The V.R.C. will maintain public liability and property insurance satisfactory to the Superintendent of Parks.

10. In the event of substantial insured damage to the clubhouse, the City shall have the right to require relocation on the leased area and commencement of repairs within twelve months' and completion within twenty-four months.

11. The V.R.C. shall be required to provide at least forty (40) parking spaces and in that respect a separate agreement for seventeen (17) years should be entered into for the present parking area used by the Burrard Yacht Club which will accommodate forty (40) cars at an annual rent of \$2,000 with review every three (3) years to reflect market rental value on such other terms and conditions as are satisfactory to the Park Board Superintendent and the Director of Legal Services.

12. The V.R.C. in order to finance the purchase of floats will be required to assign the lease to the Bank of British Columbia and the Board of Parks and Recreation approve such assignment.

13. That sub-leases be executed on behalf of the City by the Chairman and Superintendent of the Board of Parks and Recreation with the V.R.C. in accordance with these provisions and the sub-leases which are available at the City Clerk's office for inspection, to the satisfaction of the Superintendent of Parks and the Director of Legal Services."

The City Manager notes that the Rowing Club will now pay about \$12,000 per annum to the NHB for the lease of their water lot. The Club's request to lease a portion of Stanley Park and adjacent water lots from the City for \$2 a year is based on the contention that the Club provides the athletic facilities of a community centre at no cost to the City and at low annual fees (\$35 to \$50) to over 1,000 members.

The City Manager submits the rent for Council's CONSIDERATION and RECOMMENDS approval of the other terms of the sub-lease.

FOR COUNCIL ACTION SEE PAGE(S) 221

G

MANAGER'S REPORTDATE September 21, 1977

TO: Vancouver City Council

SUBJECT: Evening Shopping during December

CLASSIFICATION: CONSIDERATION

The Director of Permits and Licenses reports as follows:

"A letter has been received from the T. Eaton Co. Limited requesting an amendment to the Shops Closing By-law to permit shops to remain open until 9:00 p.m. from December 1st to December 24th (excluding Sundays).

Section 8 of the Shops Closing By-law states:

'Notwithstanding any of the provisions of this By-law, any shop may remain open until 9:00 o'clock in the afternoon on the seven business days preceding Christmas Day.'

As all shops may stay open until 9:00 p.m. Thursday and Fridays all year, the net result of Section 8 is that in most years five (5) and occasionally four (4) additional evenings are provided for shopping until 9 o'clock.

The Assistant City Engineer (Traffic) advises that traffic starts to get very heavy during the second week of December. An extension of evening shopping hours for the fourteen (14) days preceding Christmas may relieve some traffic congestion and parking problems.

The Municipality of Burnaby has similar shopping hours to Vancouver with the exception that during the month of December stores may choose their own hours of operation. The cities of New Westminster, Port Moody and the municipalities of Richmond, Port Coquitlam, Delta and Surrey have wide open shopping hours all year. The District of North Vancouver, City of North Vancouver and Municipality of West Vancouver have December closing hours similar to Vancouver.

On October 22, 1974, City Council considered a request from the T. Eaton Co. Ltd. for extended shopping hours during December but took no action on the matter.

The request for a by-law amendment to extend the shopping hours during December is submitted to the Committee for CONSIDERATION."

The City Manager submits the report of the Director of Permits and Licenses for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 222